

**SNAPSHOT of HOME Program Performance--As of 12/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Snohomish County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$29,919,640**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	14			
<b>Program Progress:</b>							
% of Funds Committed	94.56 %	97.48 %	13	96.45 %	29	28	
% of Funds Disbursed	91.35 %	91.62 %	10	87.93 %	57	56	
Leveraging Ratio for Rental Activities	8.51	7.09	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	90.57 %	92.95 %	8	83.38 %	40	36	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.15 %	80.81 %	3	70.15 %	81	76	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	99.20 %	93.22 %	2	80.67 %	95	92	
% of 0-30% AMI Renters to All Renters***	73.04 %	62.95 %	3	45.30 %	94	89	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.93 %	1	95.32 %	100	100	
<b>Overall Ranking:</b>			In State:	5 / 14	Nationally:	95 95	
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$27,476	\$25,299		\$26,635	497 Units	52.80 %	
Homebuyer Unit	\$20,644	\$19,916		\$14,938	161 Units	17.10 %	
Homeowner-Rehab Unit	\$43,215	\$20,569		\$20,675	110 Units	11.70 %	
TBRA Unit	\$309	\$1,763		\$3,216	173 Units	18.40 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Snohomish County Consortium WA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$119,174	\$148,597	\$43,756
<b>State:*</b>	\$115,174	\$114,355	\$26,250
<b>National:**</b>	\$95,185	\$74,993	\$23,434

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 4.2 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	81.1	78.3	90.9	0.0	Single/Non-Elderly:	22.1	16.1	20.9	100.0
Black/African American:	4.0	2.5	1.8	0.0	Elderly:	39.0	1.9	59.1	0.0
Asian:	3.0	8.7	0.9	0.0	Related/Single Parent:	28.6	35.4	8.2	0.0
American Indian/Alaska Native:	1.0	1.9	1.8	0.0	Related/Two Parent:	6.8	40.4	10.9	0.0
Native Hawaiian/Pacific Islander:	5.4	0.6	0.0	0.0	Other:	3.4	6.2	0.9	0.0
American Indian/Alaska Native and White:	0.4	0.0	0.9	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.9	0.0					
Asian/Pacific Islander:	2.4	1.9	0.9	0.0					
<b>ETHNICITY:</b>									
Hispanic	2.2	6.2	1.8	100.0					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	55.3	17.4	51.8	0.0	Section 8:	54.9	0.0	#	
2 Persons:	18.9	26.7	33.6	100.0	HOME TBRA:	2.0			
3 Persons:	12.9	24.2	5.5	0.0	Other:	12.7			
4 Persons:	8.7	16.1	4.5	0.0	No Assistance:	30.4			
5 Persons:	3.0	7.5	0.9	0.0					
6 Persons:	1.0	6.8	2.7	0.0					
7 Persons:	0.0	0.6	0.0	0.0					
8 or more Persons:	0.2	0.6	0.9	0.0					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				513

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

Group Rank: 95  
 (Percentile)

State Rank: 5 / 14 PJs

Overall Rank: 95  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	<b>90.57</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	<b>85.15</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>99.2</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	<b>1.2</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Page 3